



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

November 21, 2011

1111-PUD-06

Exhibit 1

**Petition Number:** 1111-PUD-06

**Subject Site Address:** Northeast corner of 156<sup>th</sup> and Ditch Road

**Petitioner:** Epiphany Evangelical Lutheran Church

**Representative:** Tom Engle and Kirk Grable, Barnes and Thornburg

**Request:** An amendment to the Centennial North PUD to modify certain development standards and permitted uses.

**Current Zoning:** Centennial North PUD

**Current Land Use:** Agricultural/Vacant

**Approximate Acreage:** 118 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Centennial North PUD Ordinance (original) (Ord. 05-10), Approved March 28, 2005.
4. Centennial North PUD Amendment (Ord. 06-09), Approved January 23, 2006.
5. Centennial North PUD Amendment (Ord. 09-03), Approved February 09, 2009.
6. REDLINE - Proposed Centennial North PUD Ordinance, November 21, 2011
7. Proposed Centennial North PUD, November 21, 2011
8. Summary of Proposed Development Standards, November 21, 2011

**Staff Reviewer:** Ryan P. Clark, Planner 1

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**Petition History**

This petition was introduced at the October 10, 2011 City Council meeting and appeared before the Technical Advisory Committee on October 25, 2011. It received a public hearing at the November 7, 2011 Advisory Plan Commission (the "APC") meeting.

### **Procedural**

- A recommendation from the APC to the City Council may be made at the November 21, 2011 APC meeting.

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### **Project Overview**

#### **Project Location**

The subject property is located on approximately 118 acres on the northeast side of 156<sup>th</sup> Street and Ditch Road. The property forms an “L” shape and is bounded by 161<sup>st</sup> Street to the north, Maple Glenn Elementary to the east, 156<sup>th</sup> Street to the south, and Ditch Road to the west.

#### **Project Description**

The proposed amendment would modify the current Centennial North PUD Ordinance (Ord. 09-03) (the “Current PUD”) as follows:

- 1) Defaults to SF-3 (Single Family-3) uses,
- 2) Defaults to SF-3 standards, except where modified,
- 3) Creates new development standards for institutional uses (outlined in Exhibit 8),
- 4) Maintains existing development and architectural standards for residential areas,
- 5) Modifies the ‘maximum dwellings’ standard so that the maximum density of the residential area will not exceed 2.0 du/ac. This modification would remove any institutional property from the density calculations. The modifications also establish standards which encourage a mix of both residential lot types (60’ lots and 80’ lots), and
- 6) Includes an alternative concept plan, depicting a potential church site location.

### **Summary of Changes from the November 7, 2011 APC Meeting**

In response to comments made at the November 7, 2011 APC meeting, the following changes have been made to the proposal:

- 1) Reduces proposed maximum building height for a church from sixty-five (65) feet to forty-five (45) feet.
- 2) Includes minimum setback requirements for a church of one hundred (100) feet from the road right-of-way and fifty (50) feet from any side or rear yard.
- 3) Includes a dedication of road right-of-way section for 156<sup>th</sup> Street and Ditch Road in accordance to the City’s Thoroughfare Plan.

## **Public Policy**

### **Westfield Comprehensive Plan (2007, as amended)**

The Future Land Use Map of the Westfield-Washington Comprehensive Plan identifies the subject area as “Existing Suburban Residential”. The proposed residential project offering two single-family residential lot types and institutional uses generally complies with the intent of the “Existing Suburban Residential” policies. The Centennial North PUD protects the existing suburban character of the area and is compatible with neighboring residential subdivision of Maple Knoll and Centennial.

### **Westfield Thoroughfare Plan (2007, as amended)**

The subject property abuts right-of-way on 156<sup>th</sup> Street to the south and 161<sup>st</sup> Street to the north. The Westfield Thoroughfare Plan roadway classification map identifies 156<sup>th</sup> Street as a Collector and 161<sup>st</sup> Street as a Secondary Arterial. The recommended right-of-way for a Collector is fifty (50) foot half right-of-way, and the recommendation for a Secondary Arterial is sixty (60) foot half right-of-way. Any right-of-way dedication and subsequent infrastructure improvements that would be required to meet the recommendations of the Thoroughfare Plan would be made at the platting stage.

### **Water & Sewer System**

The Westfield Water Master Plan map depicts the subject site as having water service available along the right-of-way of 161<sup>st</sup> Street. The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way of 156<sup>th</sup> Street.

### **Annexation**

The subject property is within the corporate boundary of the City of Westfield.

### **Well Head Protection – Ord. 05-31**

The Property is not within a wellhead protection area.

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## **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

### **1. The Comprehensive Plan.**

See above, “Public Policy, Item 1” for discussion.

2. Current conditions and the character of current structures and uses.

The property is currently used for agriculture. Neighboring property to the east and west are also used for agriculture. The property to the north and south and south are residential.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that continuing residential development is appropriate and desirable in this area of the city.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed project will have a positive or neutral impact on surrounding property values.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the Property.

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**Staff Recommendation**

If the APC is satisfied with the proposal, forward 1111-PUD-06 to the City Council with a favorable recommendation.